

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY  
RE: FINAL DESIGNATION OF REDEVELOPER, APPROVAL OF  
FINAL WORKING DRAWINGS AND SPECIFICATIONS, AND  
PROPOSED DISPOSITION OF PARCEL R-4B IN THE  
CAMPUS HIGH SCHOOL URBAN RENEWAL AREA  
PROJECT NO. MASS. R-129

WHEREAS, under date of February 26, 1969, a Temporary Loan Contract (Early Land Acquisition) for the Campus High School Urban Renewal Area pursuant to Title I of the Housing Act of 1949, as amended, was entered into by and between the Boston Redevelopment Authority (hereinafter referred to as the "Authority") and the United States of America; and

WHEREAS, the Urban Renewal Plan for the Campus High School Urban Area, Project No. Mass. R-129 (hereinafter referred to as the "Project Area"), has been duly reviewed and approved by the Boston Redevelopment Authority and the Boston City Council in compliance with local law, and is awaiting appropriate approval by state and federal agencies; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with Federal financial assistance including those prohibiting discrimination because of race, color, sex, religion, or national origin; and

WHEREAS, Lower Roxbury Development Corporation has submitted an acceptable proposal for the development of Parcel R-4b in the Campus High School Urban Renewal Area:

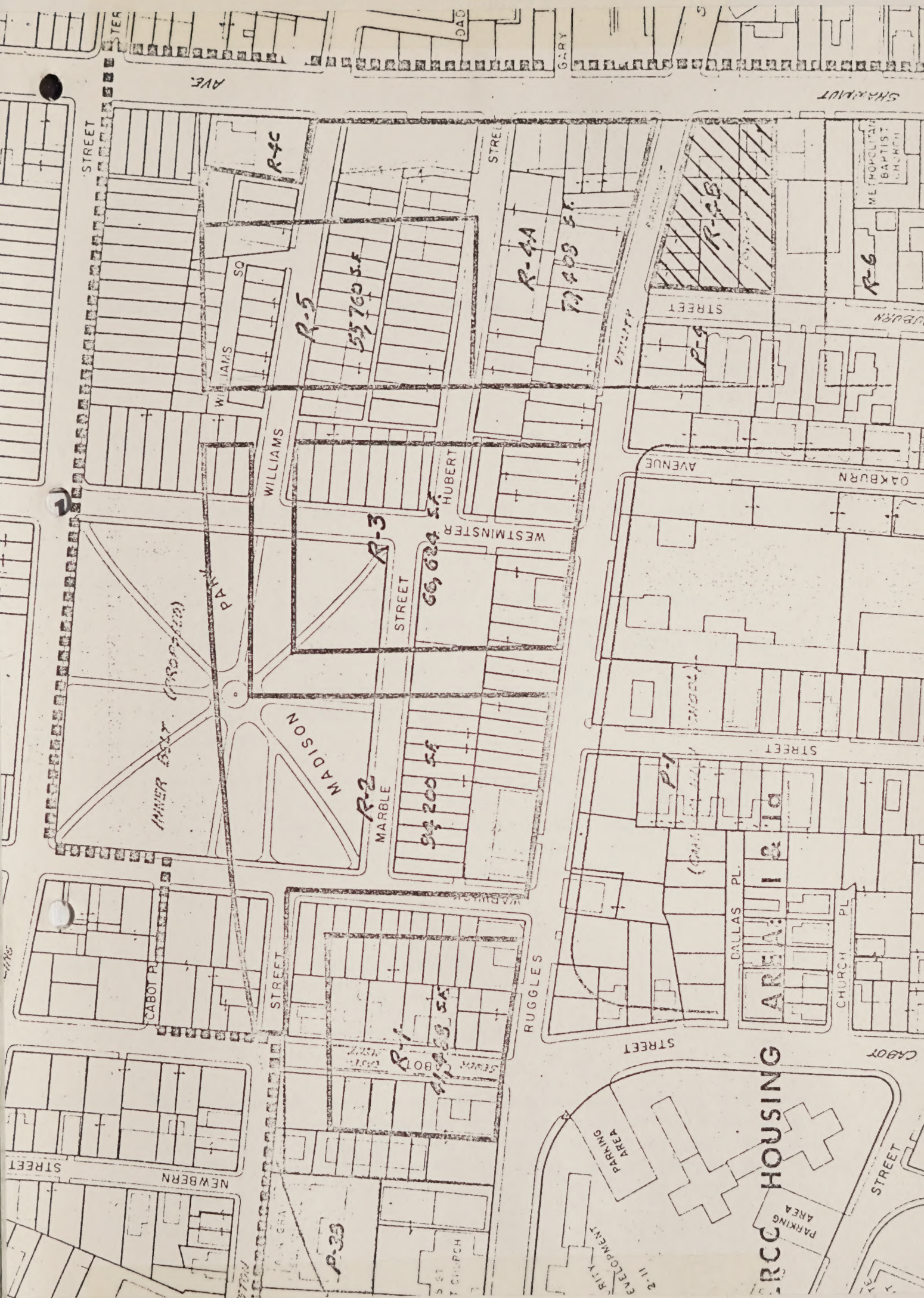
NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That the tentative designation of Lower Roxbury Community Corporation as Redeveloper of Parcel R-4b is hereby rescinded.
2. That Lower Roxbury Development Corporation be and hereby is finally designated as Redeveloper of Parcel R-4b in the Campus High School Urban Renewal Area.
3. That it is hereby determined that Lower Roxbury Development Corporation possesses the qualifications and financial resources necessary to acquire and develop the land in accordance with the urban renewal plan for the Project Area.
4. That disposal of said parcel by negotiation is the appropriate method of making the land available for redevelopment.

5. That the final Working Drawings and Specifications submitted by Lower Roxbury Development Corporation for the development of Parcel R-4b conform in all respects to the Urban Renewal Plan for the Project Area, and that said Final Working Drawings and Specifications be and hereby are approved.

6. That the Director is hereby authorized for and in behalf of the Boston Redevelopment Authority to execute and deliver a Land Disposition Agreement and Deed conveying Parcel R-4b to Lower Roxbury Development Corporation, said documents to be in the Authority's usual form.

7. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure".



DISPOSITION PARCEL FACT SHEET

NAME OF DEVELOPMENT: Madison Park Houses (first part)

DISPOSITION PARCEL NUMBER: R-4b, Campus High School Urban Renewal Area

SIZE: 16,960 square feet, approximately 4/10 acre

LOCATION: Southwesterly corner of Shawmut Avenue and Ruggles Street

DEVELOPMENT TEAM:

Sponsor -- Lower Roxbury Development Corporation

Consultant -- Housing Innovations, Inc.

Architects -- Samuel Glaser & Partners, and John Sharratt  
Associates

Contractor -- George B.H. Macomber Co.

Attorney -- Charles H. Lewis, Esq.

NATURE OF DEVELOPMENT:

A non-profit development consisting of a twelve story elevator building containing one-bedroom units for the elderly. Each floor will have one unit specifically designed for handicapped tenants. A roof garden, landscaping, community space, and other tenant amenities will be provided.

NUMBER OF UNITS: 132

TOTAL DEVELOPMENT COST: \$3,122,084.00

ESTIMATED CLOSING DATE: On or about June 1, 1972

COMMENTS: Massachusetts Housing Finance Agency commitment for both construction and permanent financing was issued on April 11, 1972. This is the elderly portion of the overall Madison Park housing program, with construction of family dwelling units on other parcels expected to follow in a few months.

MEMORANDUM

MAY 18, 1972

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT T. KENNEY, DIRECTOR

SUBJECT: CAMPUS HIGH SCHOOL URBAN RENEWAL AREA  
PROJECT NO. MASS. R-129  
FINAL DESIGNATION OF REDEVELOPER AND APPROVAL OF  
FINAL WORKING DRAWINGS AND SPECIFICATIONS  
DISPOSITION PARCEL R-4b

2195

Summary: This Memorandum requests that the Authority finally designate Lower Roxbury Development Corporation as Redeveloper of the above-captioned disposition parcel, approve the final working Drawings and Specifications submitted by Lower Roxbury Development Corporation for the redevelopment of this parcel, and authorize the conveyance to Lower Roxbury Development Corporation of Disposition Parcel R-4b in the Campus High School Urban Renewal Area.

On January 29, 1970, the Authority tentatively designated the Lower Roxbury Community Corporation as Redeveloper of the area known as Parcel R-4b in the Campus High School Urban Renewal Area. Parcel R-4b consists of approximately 16,960 square feet located at the Southwesterly corner of Shawmut Avenue and Ruggles Street.

Since the tentative designation, the Redeveloper has processed and received a firm commitment from the Massachusetts Housing Finance Agency for both construction and permanent financing in the amount of \$3,122,084. The Department of Housing and Urban Development is expected to issue a commitment for Section 236 Interest Subsidy Funds, together with Rent Supplement Funds, shortly. An initial closing construction start will occur immediately thereafter. Seed money for this project has been provided by the Joseph Tuckerman Memorial Foundation.

The Development Team, consisting of Housing Innovations, Inc. as Consultant, Samuel Glaser & Partners together with John Sharratt Associates as Architects, and the George B.H. Macomber Co. as general contractor, has proposed the construction of 132 units of low-moderate income housing for the elderly on this site. A roof garden, landscaping, a community kitchen and meeting room have been included. One unit on each floor has been specially designed to accommodate handicapped tenants. The development is a non-profit venture, hence the mortgage amount of \$3,122,084 represents 100% of the total development cost.

The Final Working Drawings and Specifications for this development have been reviewed and found acceptable by both the Authority 's Department of Urban Design and the Massachusetts Housing Finance Agency. A reuse price of \$12,000 for this parcel was approved by the Authority on February 10, 1972.

The Redeveloper has formed a separate entity, the Lower Roxbury Development Corporation, to take title to the land and act as the mortgagor. The Authority has authorized the Lower Roxbury Development Corporation to act as a Chapter 121A Corporation, and approved the Project under Chapter 121A. It will be technically necessary, however, to rescind the tentative designation of the Lower Roxbury Community Corporation and Finally Designate in its place the Lower Roxbury Development Corporation as Redeveloper of this parcel.

CU  
I therefore recommend that the Authority finally designate the Lower Roxbury Development Corporation as Redeveloper of Disposition Parcel R-4b, approve the Final Working Drawings and Specifications submitted by Lower Roxbury Development Corporation, and authorize the conveyance to the Lower Roxbury Development Corporation of Disposition Parcel R-4b in the Campus High School Urban Renewal Area.

An appropriate Resolution is attached.

Attachment

